

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602

November 20, 2014

1:00 P.M.
MINUTES

PRESENT

Martin Cabrera
Linda Searl
Olga Camargo
Doris Holleb
Patricia Scudiero
Rebekah Scheinfeld
Smita Shah
Andrew Mooney
Euclid Walker
Bishop John R. Bryant
Alderman Thomas Tunney
Alderman Walter Burnett

ABSENT

Les Bond
Michael Kelly
Terry Peterson
George Migala
Daniel Sih
Alderman Edward Burke
Alderman Joseph Moore
Alderman Daniel S. Solis
Alderman Ray Suarez

- I The Vice-Chairman called the meeting to order at 1:05 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with eight members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on November 20, 2014.
- III. The Minutes of the October 16, 2014 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 3 under Adjacent Neighbors, items numbered 4 through 9 under Negotiated Sales and items 10 and 11 under Acquisitions and Dispositions were approved by an omnibus vote of 8-0**

Adjacent Neighbors
 1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 1254 South Springfield Avenue. (14-099-21)
 2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 2237 South Trumbull Avenue. (14-099-21)

3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 3128 East 92nd Street. (14-099-21)

Negotiated Sales

4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 322 West 48th Place. (14-100-21)
5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4941-45 South Calumet Avenue. (14-101-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1433 South Kedzie Avenue/3148 West 15th Street. (14-102-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5700-04 West 57th Street (rear). (14-103-21)
8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5125 South Laflin Street. (14-104-21)
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 8845 South Burley Avenue. (14-105-21)

Acquisitions and Dispositions

10. A resolution recommending a proposed ordinance authorizing the disposition of vacant City owned land to Chicago Children's Theater for future development of the building for the property located at 100 South Racine Avenue. (14-106-21)
11. A resolution recommending a proposed ordinance authorizing the disposition of a 1.25 acre portion of City owned land to New Horizon Center for future redevelopment of new accessible Green Space, Athletic Field and parking for the property located at 4030 North Oak Park Avenue. (14-107-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed amendment to Planned Development No. 157, submitted by FRC LaSalle LLC, L.I. Clark LLC and Palm Beach Island I LLC, for the property generally located at 1200-10 North Clark Street, 1201-09 North Clark Street, 52-130 West Division Street and 1201-09 North LaSalle Street. The applicant proposes to amend this planned development by sub-dividing the existing Sub-Area C into Sub-Areas C-1 and C-2, transferring unused Floor Area Ratio development rights from Sub-Areas A and B for use in Sub-Area C-1 and through the construction of various new buildings and the renovation and expansion of certain existing buildings in Sub-Areas C-1 and C-2. The resulting project will contain a maximum of 581 residential units along with approximately 57,000 square feet of commercial space. **Approved 12-0, Yeas – Commissioners Bryant, Burnett, Holleb, Mooney, Scheinfeld, Scudiero, Searl, Shah, Tunney, Walker, Camargo and Cabrera**

2. A proposed Planned Development submitted by 1237 North Milwaukee, LLC, for the property generally located at 1237-53 North Milwaukee Ave. and 1230-40 North Ashland Ave. The site is currently zoned B1-3, Neighborhood Shopping District and the applicant proposes to reclassify to a B3-5, Community Shopping District prior to establishing the Business Residential Planned Development. The applicant proposes to construct a 7-story residential building with ground floor commercial retail and rehab a 2-story masonry commercial building with commercial and residential units, and accessory parking. The property is improved by several 2 and 3 story commercial buildings. **Approved 11-0, Yeas – Commissioners Bryant, Burnett, Holleb, Mooney, Scudiero, Searl, Shah, Tunney, Walker, Camargo and Cabrera**
3. A proposal for a planned development, submitted by the Public Building Commission, for the property generally located at 10344 South Indianapolis Avenue. The Applicant is proposing to construct a three-story elementary school with 51 parking stalls on the subject site. The Applicant is requesting to rezone the property from M1-1 (Limited Manufacturing / Business Park District) and C1-1 (Neighborhood Commercial District) to RS-3 (Residential Single-Unit (Detached House) District) to then to an Institutional Planned Development. **Approved 11-0-1 with Chairman Cabrera recusing himself, Yeas – Commissioners Bryant, Burnett, Holleb, Mooney, Scheinfeld, Scudiero, Searl, Shah, Tunney, Walker, and Camargo**
4. A proposed amendment to Waterway-Industrial Planned Development No. 1165 submitted by ProLogis Park Chicago LLLP for the property generally located at 2800 South Ashland Avenue, 2900 - 3100 South Damen Avenue, and 2901 - 3101 South Damen Avenue. The application proposes to amend the Planned Development to remove an approximately 7.1-acre parcel from the Planned Development, rezoning it to Planned Manufacturing District No. 11/ Subdistrict A, and to revise the plans for the amended Planned Development to accommodate an approximately 208,000-square-foot distribution facility with employee parking and truck/trailer staging areas. **Approved 10-0, Yeas – Commissioners Burnett, Holleb, Mooney, Scheinfeld, Scudiero, Searl, Tunney, Walker, Camargo and Cabrera**
5. A proposal for a planned development, submitted by Host Hotels & Resorts, Inc., for the property generally located at 8535 West Higgins Road. The Applicant is proposing to amend the existing planned development #44 to reconfigure the Sub-Areas and to construct approximately 750,000 square feet of office space within Sub-Area B. The project will provide a total of 8 loading berths and a minimum of 2,000 parking spaces. The Applicant is requesting to rezone the property from PD #44 (Business Planned Development) to PD #44 (Business Planned Development) as amended. **Approved 11-0, Yeas – Commissioners Burnett, Holleb, Mooney, Scheinfeld, Scudiero, Searl, Shah, Tunney, Walker, Camargo and Cabrera**
6. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 649, submitted by Cornelia Development, LLC, for the property generally located at 625 W. Cornelia Avenue within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to construct a four-story, five unit residential building with five enclosed parking spaces. The property is currently zoned RM-5 (Residential Multi-Unit District). **Approved 9-0, Yeas – Commissioners Burnett, Scheinfeld, Scudiero, Searl, Shah, Tunney, Walker, Camargo and Cabrera**

7. A proposed amendment to Residential Planned Development No. 826 submitted by JFMC Facilities Corporation for the property generally located at 6601 - 6653 North Kedzie Avenue, 3046 - 3154 West Albion Avenue, and 3046 - 3154 and 3047 - 3155 West Wallen Avenue (private). The application proposes to amend the Planned Development to add a third sub-area and add community center to the permitted uses in Sub-area A. The amendment would allow the construction of a one-story facility for the provision of services to the developmentally handicapped and their families. **Approved 12-0, Yeas – Commissioners Bryant, Burnett, Holleb, Mooney, Scheinfeld, Scudiero, Searl, Shah, Tunney, Walker, Camargo and Cabrera**

- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

Adjournment: 4:20 PM